

SUPPLEMENTAL REBUTTAL FINDINGS OF FACT – SMITH CROSSINGS

The Central Point Planning Commission conducted a public Hearing for the Smith Crossings at Twin Creeks site plan application on June 6, 2017. At the request of a resident with standing, the public record was held open for 7 days to review the record and submit additional comments.

This document is the applicant's rebuttal to the written testimony submitted on or before close of business on June 13, 2017.

The testimony submitted indicated concerns for the proposed development in the following areas.

1. Parking
2. Traffic Impacts
3. Noticing of the application
4. Existing Code
5. Demographics



Parking:

Testimony was presented at both the Public Hearing and the period of open record where citizens expressed concern for the on-street parking of the proposed development. The Central Point Municipal Code requires a minimum of 1.5 parking spaces per Dwelling Unit (DU) in the Twin Creeks Transit Oriented District (TC TOD). The code does not have a standard for the maximum parking in the TC TOD.

The site plan submitted with the application proposed 168 total parking spaces for the 100 DUs in Phase 1 for a 1.68 spaces per DU. Phase 2 proposed 145 DUs and 222 parking spaces or 1.53 spaces per DU. The Applicant responded the concerns expressed at the public hearing that proposed a revised site plan for Phase 2. The revised site plan proposes 30 additional spaces for phase 2 for a total of 252 spaces and 1.73 spaces per DU.

The site plan for Phase 2 was revised by reducing the amount of open space in the phase from the proposed slightly over 27% landscaped area to 22% landscaped area. The Code requires 20% landscaped area.

The applicant responded to the concerns raised in the testimony of the public hearing with a revised site plan for Phase 2 with an increase of 30 parking spaces while still meeting standards for landscaping.

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Traffic Impacts:

Neighbors expressed concerns of the traffic impacts on the existing transportation system, and lack of a requirement for a Traffic Impact Analysis (TIA) to be submitted with the applicant's development application.

The City provided supplemental Finding of Fact, Exhibit 25, to the record prior to the public hearing. This exhibit discusses the requirement for a TIA in development applications and the TIA completed with the adoption of the Twin Creeks Master Plan.

The approved Twin Creeks Master Plan Identified Apartments on the proposed sites. The approval of the master plan included a review of the proposed traffic impacts of apartments on the subject properties.

The TIA provided with the Master plan contemplated development of the subject parcels at the maximum density of the MMR zoning district, which is 32 units per acre.

The adoption of the TCMP considered a maximum of 304 dwelling units at 32 units per acre for the proposed parcels. This application proposes 245 dwelling units. The traffic impact of the development contemplated in the Master plan is 304×6.86 Average Daily Trips (ADT) for apartments equals 2,085 ADT for the parcels. The application proposes 245 dwelling units at 6.86 ADT per DU for a total of 1,680 ADT.

The development proposed with this application reduces the traffic impact considered in the TCMP by 408 ADT.

The Conditions of Approval recommended by Staff for Planning Commission approval acknowledged the adopted Traffic Impact Analysis of the TCMP. The Staff Report discusses the traffic impacts and trip caps to assure the transportation system remains above the level of service standards of the Code and the TCMP.

The trip cap effects Phase 2 of the proposed development and once the rail crossing is developed this year, the trip cap identified in the TCMP will be lifted allowing for the full development of Phase 2.

Noticing of the application:

Supplemental testimony indicated the noticing of the application was not adequate. The Code identifies the notification area and requirements for land use actions. This application for a site plan review requires a notification of all properties within 100 feet of the subject properties.

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The applicant, and the City, complied with the noticing requirements. The applicant also conducted a voluntary neighborhood meeting in January to allow residents to see the project at a conceptual stage and provide comments directly to the applicants. The applicants asked staff for a recommendation on the mailing for the neighborhood meeting and the 100 foot notice area was recommended and used for the meeting.

The subject properties are within the Twin Creeks Master Plan area which was adopted in 2001 by Ordinance No 1817. All adjoining properties are within the TCMP area. The land uses proposed by the application are consistent with the prescribed housing types (apartments) and within the density requirements of the plan.

The Master Plan was adopted prior to any development and construction in the Master Plan area.

The properties within the Master Plan area have a deed declaration recommending a purchaser should check with the local planning department to verify permitted uses on their property as well as the rights of neighboring property owners. It is incumbent on a purchaser of a parcel in a master plan area to review the approved plans for the area prior to the purchase of the property.

Existing Code

The City of Central Point has adopted a Land Use Ordinance with clear and objective standards for development. Clear and Objective standards protect the City, residents and developers with known and published standards for development.

The subject parcels are also within the area of the Twin Creeks Master Plan. The Master Plan was adopted in 2001 by City Council action. Any development in the Master Plan is subject to the standards of the approved master plan.

The applicant used the Code and Master Plan standards in the design of the development of the project, and Staff agreed with the applicant, the proposed application is consistent with the Code and Master Plan standards.

The standards represent a “fixed goal post” meaning the application is subject to the Code at the time of submission of the application to the City. Any Code revisions after the date of submission are not applicable to the submitted application.

Demographics

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The subject parcels are in the MMR zoning district. The Code does not permit single family detached dwellings as a housing type for the zoning district. Apartments are an outright permitted housing type in the MMR zoning district. The City contemplated and acknowledged apartments as the only housing type approved for the subject parcels.

The apartments proposed for the subject properties are market rate apartments. The applicant manages over 800 units in the valley and all prospective tenants are subject to credit verification prior to renting an apartment. The applicants provide onsite management for the facilities.

Summary

Staff completed a technical review of the proposed development to assure the application complies with all standards of the development code and the Twin Creeks Master Plan. The Staff Report concluded the application with the conditions of approval meet the approval criteria and Staff has provided a recommendation for Planning Commission approval.

The applicant has a demonstrated ability to development, maintain, and manage multifamily developments. The applicant has reviewed the staff report and the conditions of approval and respectfully requests the Planning Commission approval of Smith Crossings at Twin Creeks

SMITH CROSSING AT TWIN CREEKS

PHASE 2



APPLICANT / OWNER

MED PHILIP & CHUCK SMITH
380 DALTON STREET
MEDFORD, OREGON 97501
(541) 621-2923

AGENT

SCOTT SANNER CONSULTING INC.
4001 S. MAIN ST. SUITE 100
MEDFORD, OREGON 97504
(541) 601-0917

SURVEYING

FARBER SURVEYING
431 OAK STREET
CENTRAL POINT, OR, 97502
(541) 664-5599

LOT AREAS

TOTAL LOT AREA = 5.26 ACRES
(228,129 SQFT)
LOT COVERAGE = 75.334 SQFT
LANDSCAPE AREA = 63,006 SQFT
2.2%

HOUSING SUMMARY:

17 1 BEDROOM - 1 BATH

50 2 BEDROOM - 1 1/2 BATH

42 - 2 BEDROOM 2 1/2 BATH TOWNHOUSE SECOND AND THIRD FLOORS

36 - 3 BEDROOM 2 1/2 BATH TOWNHOUSE SECOND AND THIRD FLOORS

145 TOTAL LIVING UNITS

LEGEND

21 GARAGES

MAINTENANCE FACILITY

BIKE RACK LOCATION

STREET LIGHTS

DESTRIAN/PARKING LOT LIGHTS

COMMUNITY MAIL BOX LOCATION

PARKING

TYPICAL PARKING SPACE

145 ASSIGNED PARKING SPACES

52 OPEN PARKING SPACES

6 HANDICAP PARKING SPACES

1 VAN ACCESSIBLE HANDICAP

20 GARAGES

252 TOTAL PARKING SPACES

TYPICAL TOWNHOUSE DESIGN

1 1/2 BATH TOWNHOUSE

2 1/2 BATH TOWNHOUSE

3 1/2 BATH TOWNHOUSE

4 1/2 BATH TOWNHOUSE

5 1/2 BATH TOWNHOUSE

6 1/2 BATH TOWNHOUSE

7 1/2 BATH TOWNHOUSE

8 1/2 BATH TOWNHOUSE

9 1/2 BATH TOWNHOUSE

10 1/2 BATH TOWNHOUSE

11 1/2 BATH TOWNHOUSE

12 1/2 BATH TOWNHOUSE

13 1/2 BATH TOWNHOUSE

14 1/2 BATH TOWNHOUSE

15 1/2 BATH TOWNHOUSE

16 1/2 BATH TOWNHOUSE

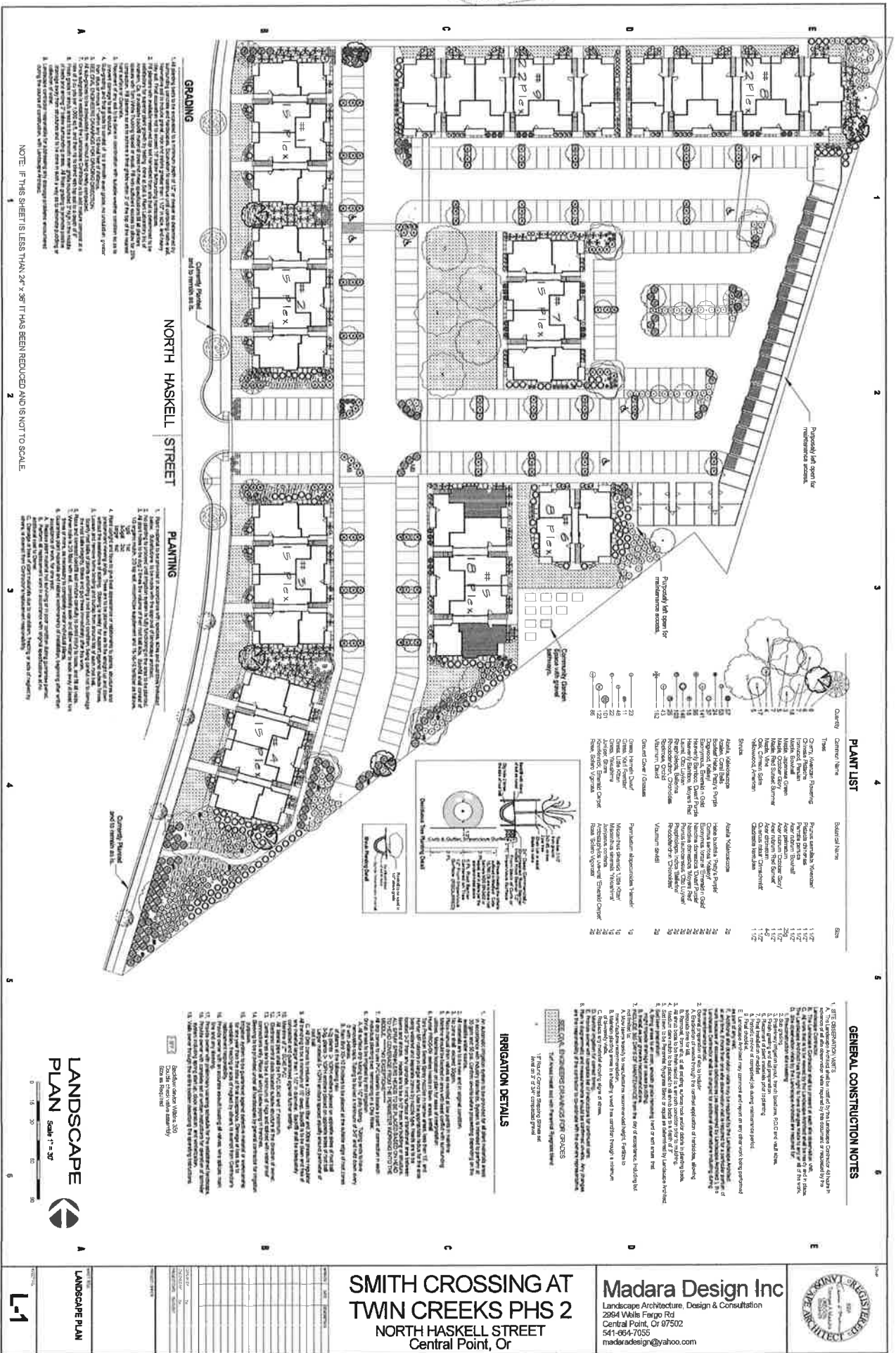
17 1/2 BATH TOWNHOUSE

SMITH CROSSING AT TWIN CREEKS

TO BE BUILT BY
P.M.C.I. INC.
380 DALTON STREET
MEDFORD, OR 97501
PHONE: (541) 621-2923

PLOT PLAN
PHASE 2 - 145 UNITS

REVISION	DATE
1.0	01/11/11
2.0	02/11/11
3.0	03/11/11
4.0	04/11/11
5.0	05/11/11
6.0	06/11/11
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251.0	11/31/30
252.0	12/31/30



NOTE: IF THIS SHEET IS LESS THAN 24" X 36" IT HAS BEEN REDUCED AND IS NOT TO SCALE

LANDSCAPE PLAN
Scale: 1" = 30'
DATE: 08/11/11
BY: [Signature]

SMITH CROSSING AT
TWIN CREEKS PHS 2
NORTH HASKELL STREET
Central Point, Or

Madara Design Inc
Landscape Architecture, Design & Consultation
2004 White Fango Rd
Central Point, Or 97502
541-664-7055
madaradesign@yahoo.com

